

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM****SUBJECT:** Rockefeller PUD Final Master Plan**DEPARTMENT:** Planning and Development **DIVISION:** Planning**AUTHORIZED BY:** Dori DeBord**CONTACT:** Austin Watkins**EXT:** 7440**MOTION/RECOMMENDATION:**

1. Approve the requested Final Master Plan and Developer's Commitment Agreement for the Rockefeller PUD, consisting of 28.31 ± acres, located at the northeast corner of the intersection of International Parkway and Wilson Road and authorize the Chairman to execute the aforementioned documents, based on staff findings (John Petricola, RG Lake Mary, LLC, applicant); or
2. Deny the requested Final Master Plan for the Rockefeller PUD, consisting of 28.31 ± acres, located at the northeast corner of the intersection of International Parkway and Wilson Road (John Petricola, RG Lake Mary, LLC, applicant); or
3. Continue the item until a time and date certain.

District 5 Brenda Carey

Austin Watkins

BACKGROUND:

The applicant is requesting approval of a Final Master Plan and Developer's Commitment Agreement for the Rockefeller PUD (Planned Unit Development). The Rockefeller PUD was approved by the Board on May 6, 2008. The Final Master Plan depicts 20 lots containing a total of 315,000 square feet of office/commercial and a 170-key hotel. Lots 1-5 contain 65,000 square feet of C-1, OP, and Target Industry uses with the following exclusions: appliance stores, churches, funeral homes, hardware stores, laundrettes and laundromats, pet stores, plant nurseries, self-service laundries, movie theaters, and multi-family housing (except above retail/office flats, maximum of 3 stories above retail/office flats and residential density not exceeding 20 dwelling units per net buildable acre). Lots 6-20 contain up to 250,000 square feet of OP uses (including accessory uses), Target Industry Uses, and a 170-room hotel and customary accessory uses.

The applicant is requesting a waiver to allow for 9x20 parking stalls, in lieu of the 10X20 parking stalls required by the Land Development Code. The applicant has agreed to provide 5% additional open space on each parcel for parcels that exceed the minimum parking requirements of the Seminole County Land Development Code.

The proposed Final Master Plan has one access point on Wilson Road and one access point on International Parkway. The Final Master Plan also provides the 25% common usable open space via stormwater tracts. The applicant is proposing bioswales and other Low Impact Development (LID) design standards to account for the 25% common usable open space and stormwater requirements. The applicant is also proposing a 8' multi-use path from Lot 20 to

the amentized stormwater retention tract.

Staff finds that the proposed Final Master Plan and Developer's Commitment Agreement comply with all conditions of the Development Order, Land Development Code and Preliminary Master Plan.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the Final Master Plan and Developer's Commitment Agreement for the Rockefeller PUD, consisting of 28.31 ± acres, located at the northeast corner of the intersection of International Parkway and Wilson Road, based on staff findings.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Final Master Plan
4. Developer's Commitment Agreement
5. Development Order
6. May 6, 2008 Board of County Commissioners Meeting Minutes
7. Ownership Disclosure Form

Additionally Reviewed By:

☒ County Attorney Review (Kathleen Furey-Tran)





Rezone No: Z2008-48

- ☐ Parcel
- ☒ Subject Property



Winter 2007 Aerials

JOB # 27104
DATE: 09/23/08
SCALE: 1" = 100'
DESIGNED BY: SEW
DRAWN BY: SEW
APPROVED BY: DFG

**ROCKEFELLER PUD FINAL MASTER PLAN
DEVELOPER'S COMMITMENTS, CLASSIFICATIONS AND DISTRICT
DESCRIPTION**

On February 24, 2009, the Board of County Commissioners of Seminole County, Florida issued this Developer's Commitment Agreement relating to and touching and concerning the following described property:

1. LEGAL DESCRIPTION

See attached Exhibit "A", which is incorporated herein by reference (the "Property").

The Final Master Plan, a reduced copy of which is attached hereto as Exhibit "B", which is incorporated herein by reference, has been approved by the Board of County Commissioners of Seminole County concurrently with the approval of this Developer's Commitment Agreement.

2. PROPERTY OWNERS

RG Lake Mary, LLC
1221 Avenue of the Americas
New York, NY 10020

3. STATEMENT OF BASIC FACT

Total Acreage: 28.31 ± acres

Zoning: PUD (Planned Unit Development)

Future Land Use: HIP-TI (Higher Intensity Planned Development – Target Industry)

Number of Lots: 20 (except as may be modified per this Agreement)

Maximum Intensity: 1.0 F.A.R./315,000 square feet and 170 room* hotel. The maximum allowed square footage for hotel accessory uses shall be in addition to the 315,000 square-foot limitation.

* For purposes of determining maximum intensity, the number of hotel rooms applicable to the project shall be calculated as the sum of (i) the number of rooms reserved principally for sleeping, or (ii) the number of keys issued for rooms in the hotel, whichever is greater.

4. **OPEN SPACE CALCULATIONS**

Open Space shall be provided as required per the Final Master Plan, at a minimum of 25%.

Total Land Area:	28.34± acres
Open Space Required:	0.25 X 28.34 = 7.09± acres
Open Space Provided:	Stormwater & Roadway Tract A (open space area) – 5.80± acres Lots 1 – 20 (open space area provided in minimum buffers) – 2.63± acres
Total Open Space Provided:	8.43± Acres

5. **BUILDING SETBACKS**

Minimum building setbacks shall be as follows:

South

Wilson Road:

25 feet from Wilson Road for Lot 1
45 feet from Wilson Road for Lot 20 if building over 3 stories
30 feet from Wilson Road for Lot 20 if building 3 stories or less

West:

International Parkway/Grant Line Road

25 feet from International Parkway
45 feet from Grant Line Road if building over 3 stories
30 feet from Grant Line Road if building 3 stories or less

East:

25 feet along external east property boundary

North:

Woodruff Springs

45 feet from Woodruff Springs Road

Internal Front:

10 feet

Internal Side:

5 feet

Internal Side Street:
10 feet

Internal Rear:
5 feet

If a structure has a staggered building height, the setback for the 3-story or less portion shall be 30 feet and the setback for the 4-story or more portion shall be 45 feet. These setbacks shall apply to Lots 5 – 9 and Lot 20, which are adjacent to Wilson Road or Grant Line Road, as depicted in the Final Master Plan, which is attached as Exhibit “B”.

6. **PERMITTED USES**

Lots 1 – 5:

The permitted uses shall be as follows:

C-1 and OP per the Seminole County Land Development Code and Target Industry uses per the Seminole County Comprehensive Plan FLU Exhibit-47. Drive-thru restaurants; alcoholic beverage sales incidental to the sale of food; specialty coffee and food shops; and banks shall be permitted.

The following uses are excluded (prohibited uses):
appliance stores, churches, funeral homes, hardware stores, laundrettes and laundromats, pet stores, plant nurseries, self-service laundries, movie theaters, and multi-family housing (except multi-family housing is permitted above retail/office flats, subject to a maximum of 3 stories above retail/office flats and residential density not exceeding 20 dwelling units per net buildable acre).

Lots 6 - 20:

The permitted uses shall be as follows:

OP uses (including accessory uses) per the Seminole County Land Development Code, Target Industry Uses per the Seminole County Comprehensive Plan FLU Exhibit-47 and a 170-room hotel and customary accessory uses.

Customary accessory uses for the 170-room hotel shall not exceed 20% of the gross square footage of the hotel. Such uses shall include gift shops, restaurants, bar with alcoholic beverage sales, spas, coffee and specialty uses, conference space and other customary accessory uses. Other customary accessory uses shall be subject to approval by the Seminole County Planning Manager. Customary accessory uses may exceed 20% of the gross square

footage of the hotel if approved by the Seminole County Planning Manager as meeting the intent of the Seminole County Land Development Code and Comprehensive Plan.

7. **LANDSCAPE & BUFFER CRITERIA**

All perimeter landscape buffers shall be a minimum of 15 feet wide, which may be reduced to 10 feet when adjacent to internal drives or parking stalls. The buffer shall consist of 2 canopy trees, 10 understory trees, and 40 shrubs per 100 linear feet. For all proposed internal property lines between Lots 1-20, a total shared minimum landscape buffer of 10 feet will be required (5 feet on each side of the property line). If parcels are combined, this requirement will be eliminated where a parcel property line is removed. If a parcel property line is located on the centerline of a shared driveway, no landscape buffer shall be required.

8. **PARKING**

Parking spaces may be sized 9' x 20' throughout the project. Lots that provide more parking spaces than the minimum required number of spaces shall provide 5% additional green space based on lot area, excluding the required perimeter buffers. The additional 5% green space is in addition to the minimum required parking lot landscaping.

9. **DEVELOPMENT COMMITMENTS**

- a. All development shall comply with the Final Master Plan attached as Exhibit "B".
- b. Maximum allowable building height shall be 110 feet.
- c. Non-residential FAR shall be a maximum of 1.0.
- d. All access points shall comply with the attached Final Master Plan.
- e. The project shall not have access to Grant Line Road until such time as access to Grant Line Road meets the appropriate criteria contained in the Comprehensive Plan and is approved by the County as a minor modification to the PUD.
- f. Should the owner of Tract A decide to grant the appropriate easement, Tract A may be used for cross-access for the adjacent property to the east as shown on "Exhibit B".
- g. A mandatory owner's association will be formed to maintain all common areas.
- h. Maximum building square footage (excluding parking garages, if any) is as follows:
 - Lot 1: 2.2 Ac – 22,000 S.F.
 - Lot 2: 1.1 Ac – 11,000 S.F.
 - Lot 3: 1.1 Ac – 11,000 S.F.
 - Lot 4: 1.1 Ac – 11,000 S.F.

Lot 5: 1.0 Ac – 10,000 S.F.

Lots 6 – 20: up to 170-room hotel and up to 250,000 S.F. of office and other allowed uses. Square footage for accessory uses for the hotel shall be in addition to the 250,000 S.F. of office and other uses allowed for Lots 6 – 20.

- i. Actual final build-out of the project will be determined upon specific parcel site development. Final end users for Lots 1 through 19 are unknown at this time.
- j. The combining of two or more lots into a single lot shall be deemed to be a minor change and may be approved administratively, provided that the number of lots for the project remains between 11 (minimum) and 21 (maximum). A combination of lots that results in fewer than 11 lots or greater than 21 lots shall be deemed to be a major change and requires approval by the Board of County Commissioners. If a lot is combined, the minimum buffer area shown on the Final Master Plan shall be provided in a manner as to provide equal or greater stormwater storage for the combined lots. Actual lot numbers are subject to change during the platting process.
- k. Prior to the first certificate of occupancy, Wilson Road shall be improved from the north boundary of Lot 20 to International Parkway, as shown on Exhibit "B."
- l. Prior to the first certificate of occupancy, the applicant shall pay \$262,953.11 to the County to be used towards the construction and inspection of intersection improvements at CR 46A and International Parkway and CR 46A and the I-4 Eastbound Ramp.
- m. The following development program is approved for concurrency: 65,000 SF Retail; 175,000 SF of General Office; and a 170-room Hotel. Impact fees shall be paid at time of building permit issuance to prevent capacity reservations from expiring. Any increases to said development program may be subject to further concurrency review.

10. **PUBLIC FACILITIES**

WATER:

Water service shall be provided by Seminole County. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection Standards.

SANITARY SEWER:

Central sanitary sewer shall be provided by Seminole County. Design of lines and pump stations shall conform to all Seminole County and Department of Environmental Protection Standards.

STORM DRAINAGE:

Storm water drainage treatment and storage for pre-post conditions are to be provided on-site or off-site according to Seminole County and the St. Johns River Water Management District ERP regulations.

FIRE PROTECTION:

Fire protection shall be provided by Seminole County. Fire hydrants shall be located according to Seminole County regulations.

11. STANDARD COMMITMENTS

- a. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including the impact fee ordinance, in effect in Seminole County at the time of permit issuance.
- b. The conditions upon which the Developer's Commitment Agreement and related commitments are made are accepted by and agreed to by the Owner of the Property.
- c. This Agreement touches and concerns the Property, and the conditions, commitments and provisions of the Agreement shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The Owner of the property has expressly covenanted and agreed to this provision and all other terms and provisions of the Agreement.
- d. The terms and provisions of this Agreement are not severable, and in the event any portion of this Agreement shall be found to be invalid or illegal, then the entire Agreement shall be null and void.
- e. The development approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

12. **INTERPRETATION: RELATIONSHIP TO FINAL MASTER PLAN AND DEVELOPMENT ORDER**

This Developer's Commitment Agreement is intended to summarize material provisions of the Final Master Plan of the Property approved concurrently herewith by the Board of County Commissioners of Seminole County. In the event of an inconsistency between this Developer's Commitment Agreement and the Final Master Plan, the terms and conditions of the Developer's Commitment Agreement shall control. Furthermore, in the event of a conflict between the terms of the Developer's Commitment Agreement and Development Order Number 07-20500005, the terms of the Development Order shall control.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

ATTEST:

**BOARD OF COUNTY
COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

**MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida**

By: _____
Bob Dallari, Chairman

OWNERS' CONSENT AND COVENANT

COMES NOW, the Owner, RG Lake Mary, LLC, by its Manager, on behalf of the company and its heirs, successors, assigns and transferees of any nature whatsoever, does consent to, agree with and covenant to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Agreement.

WITNESSES:

RG Lake Mary LLC, a Delaware limited liability company

Print Name:

By: Rock-Miramar, Inc., a New York corporation, its sole and managing member

By: _____
Edgar Jones, as its Vice-President

STATE OF FLORIDA

COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 200__.

Notary Public, in and for the County and State Aforementioned
My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION
Description

The South 32 1/2 Chains of the West 1/4 of the Southwest 1/4 of Section 29, Township 19 South, Range 30 East, lying South and East of the Sanford Grant Line, and the East 100 feet of the Sanford Grant Line (that is, the East 100 feet of Section 30, Township 19 South, Range 30 East, lying South and East of the Sanford Grant Line) in Section 30, Township 19 South, Range 30 East, all in Seminole County, Florida.

LESS AND EXCEPT:

- a. any portion lying within rights of way depicted on the plat of Woodruff Springs Road, Katie Street and Grant Line Road, according to the plat thereof as recorded in Plat Book 8, Page 23, Public Records of Seminole County, Florida.
- b. that portion deeded to Seminole County in Quit-Claim Deed recorded May 9, 1950 in Deed Book 164, Page 389, Public Records of Seminole County, Florida.
- c. Right-of-Way for Wilson Road.
- d. Portions thereof described in Order of Taking relating to Grant Line Road dated September 23, 1999 and recorded September 23, 1999 in Book 3729, Page 1405; and Final Judgments recorded December 21, 2000 in Book 3977, Page 1014; and recorded December 21, 2000 in Book 3977, Page 1027, all in the Public Records of Seminole County, Florida.

EXHIBIT "B"
FINAL MASTER PLAN

1	10/28/09	REVISED PER SEMINOLE COUNTY COMMENTS
2	11/26/09	REVISED PER SEMINOLE COUNTY COMMENTS
3	12/22/09	REVISED PER SEMINOLE COUNTY COMMENTS
4	1/16/09	ADDED ACCESS POINT TO LOT 1 OFF WILSON ROAD
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DR-1

JOB # 27164
DATE: 09/23/08
SCALE: 1" = 100'
DESIGNED BY: SEW
DRAWN BY: SEW
APPROVED BY: DFG

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BALLET, E., CHALLICE, D. E., AND THOMPSON

CERTIFICATE OF AUTHORIZATION NO. EB-000772

DRAINAGE PLAN
FOR
ROCKEFELLER GROUP CORPORATE CENTER

MADDEN
WOODHEAD & GILPIN, INC.
CIVIL ENGINEERS
431 E. Toronto Avenue
Suite 250
Maitland, Florida 32751
(407) 628-8330





MADDEN
MOOREHEAD & SAUNT, INC.
CIVIL ENGINEERS
431 E. Fortofo Avenue
Suite 200
Wailand, Florida 32751
(407) 629-8330

SEMINOLE COUNTY FLORIDA

ENGINEER IN CHARGE:

DAVID F. GLUNT P.E. #57459

CERTIFICATE OF AUTHORIZATION NO. EE-0007723

DAVID F. GLUNT P.E. #57459

JOB # 27104
 DATE 03/23/08
 SCALE: 1" = 10'
 DESIGNED BY: SEW
 DRAWN BY: SEW
 APPROVED BY: DFG

UT-1

PROPOSED SYMBOLS

LINES	
	BOUNDARY
	CONVEYANCE
	CHAIN LINK FENCE
	CONTOUR
	EASEMENT
	FENCE
	GUARDRAIL
	LOT LINE
	PROPERTY LINE
	RETAINING WALL
	RIGHT-OF-WAY LINE
	SETBACK LINE
	SHEDLINE
	SMALL
	TREE LINE

SANTARY	
	100 LF SAN 8 PVC 0.40% SANTARY 8" PVC PVE 0.40% SLOPE CLEANOUT
	DOUBLE SANTARY SERVICE
	MANHOLE

WATER & REUSE WATER	
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	WATER MAIN 10"
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	WATER

[illegible]

SEMINOLE COUNTY DEVELOPMENT ORDER

On May 6, 2008, Seminole County issued this Development Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

(The aforementioned legal description has been provided to Seminole County by the owner of the subject property.)

FINDINGS OF FACT

Property Owner(s): RG Lake Mary, LLC

Project Name: Rockefeller PUD

Requested Development Approval: Rezone from A-1 (Agriculture) to PUD (Planned Unit Development).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Austin Watkins, Senior Planner
1101 East First Street
Sanford, Florida 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 07030 Pgs 1954 - 1960; (7pgs)
FILE NUM 2008081857
RECORDED 07/16/2008 12:38:34 PM
RECORDING FEES 61.00
RECORDED BY G Harford

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY: Eva Roach
DEPUTY CLERK

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- A. The project shall consist of no more than the following square footages for non-residential:
 - Parcel 1: 22,000 S.F.
 - Parcel 2: 11,000 S.F.
 - Parcel 3: 11,000 S.F.
 - Parcel 4: 11,000 S.F.
 - Parcel 5: 10,000 S.F.
 - Parcel 6: Phase One – up to 170 room hotel and up to 175,000 S.F. of office
Phase Two – up to 75,000 S.F. of office
- B. The maximum non-residential F.A.R. shall be 1.0 for the entire project.
- C. At least 50% of Parcel 6 shall be Class “A” Office Space.
- D. The permitted uses shall be as follows:

Parcel 1 – 5:

C-1 and OP uses per the Seminole County Land Development Code and Target Industry Uses per the Seminole County Comprehensive Plan FLU Exhibit-23.

The following uses are excluded:

appliance stores, churches, funeral homes, hardware stores, laundrettes and laundromats, pet stores, plant nurseries, self-service laundries, movie theaters and multi-family housing (except above retail/office flats, maximum of 3 stories above retail/office flats and residential net density not exceeding 20 dwelling units per net buildable acre)

Parcel 6: OP uses (including accessory uses) per the Seminole County Land Development Code, Target Industry Uses per the Seminole County Comprehensive Plan FLU Exhibit-23 and a 170-unit hotel and customary accessory uses.

- E. Maintenance of the Open Space and Buffers shall be the responsibility of the Property Owner's Association.

- F. If the project contains a mixed-use (above retail/office flats) element on Parcels 1-5, the developer shall submit building elevations for the mixed-use parcels at the time of Final Master Plan approval.
- G. The Retention Pond must be amenitized per the Seminole County Land Development Code and accessible from all sides.
- H. Minimum building setbacks from the property perimeter boundary shall be:
 - 1. 45' from the south property line (abutting Wilson Road) for structures above 3 stories and 30' from the south property line for structures 3 stories or less for Parcel 6. 25' from the south property line (abutting Wilson Road) for Parcel 1.
 - 2. 25' from the west property line for Parcel 1-5 (abutting International Parkway and Grant Line Road). 45' from the west property line (abutting Grant Line Road) for structures above 3 stories and 30' from the west property line for structures 3 stories or less for Parcel 6.
 - 3. 45' from the north property line (abutting Woodruff Springs Road)
 - 4. 25' from the east property line
- I. A minimum of a 15' boundary landscaped buffer, which may be reduced to 10' when adjacent to internal drive aisles or parking stalls. The buffer shall consist of 2 canopy trees, 10 understory trees and 40 shrubs every 100' linear feet. A 10' shared internal landscape buffer shall be provided on parcels (5' provided on each parcel); if a parcel line is located on the centerline of a shared driveway, no landscape buffer shall be required.
- J. The maximum allowable building height shall be 110' for all parcels.
- K. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view.
- L. All development shall comply with the Preliminary Master Plan attached as Exhibit "B".
- M. The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.

SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS

By: Brenda Carey
Brenda Carey, Chairman

OWNERS' CONSENT AND COVENANT

COMES NOW, the owner, RG Lake Mary, LLC, on behalf of itself and its heirs agents, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Commitment Agreement.

WITNESSES:

Shigetake Aoki
 Print Name: Shigetake Aoki
Ronel Berner
 Print Name: Ronel Berner

OWNERS:

RG Lake Mary, LLC

John Petricola
 John Petricola, Vice President
 RG Lake Mary, LLC.

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 10th day of JUNE, 2008 JOHN PETRICOLA as HIMSELF, who is personally known to me or who has produced _____ as identification.



Carolyn M. Gardner
 Notary Public

CAROLYN M. GARDNER
 (Name of Notary, typed, printed or stamped)
 My Commission Expires: 4.30.2011

EXHIBIT "A"**Legal Description****Description**

The South 32 1/2 Chains of the West 1/4 of the Southwest 1/4 of Section 29, Township 19 South, Range 30 East, lying South and East of the Sanford Grant Line, and the East 100 feet of the Sanford Grant Line (that is, the East 100 feet of Section 30, Township 19 South, Range 30 East, lying South and East of the Sanford Grant Line) in Section 30, Township 19 South, Range 30 East, all in Seminole County, Florida.

LESS AND EXCEPT:

- a. any portion lying within rights of way depicted on the plat of Woodruff Springs Road, Katie Street and Grant Line Road, according to the plat thereof as recorded in Plat Book 8, Page 23, Public Records of Seminole County, Florida.
- b. that portion deeded to Seminole County in Quit-Claim Deed recorded May 9, 1950 in Deed Book 164, Page 389, Public Records of Seminole County, Florida.
- c. Right-of-Way for Wilson Road.
- d. Portions thereof described in Order of Taking relating to Grant Line Road dated September 23, 1999 and recorded September 23, 1999 in Book 3729, Page 1405; and Final Judgments recorded December 21, 2000 in Book 3977, Page 1014; and recorded December 21, 2000 in Book 3977, Page 1027, all in the Public Records of Seminole County, Florida.

Z2007-72

DEVELOPMENT ORDER #07-20500005

EXHIBIT "B"
Preliminary Master Plan

**REQUEST FOR REZONE FROM A-1 TO
PUD, RG LAKE MARY, LLC/JOHN PETRICOLA**

Proof of publication, as shown on page _____, calling for a public hearing to consider a request to rezone from A-1 (Agriculture) to PUD (Planned Unit Development) for approximately 28.31 acres located at the northeast corner of the intersection of International Parkway and Wilson Road, RG Lake Mary, LLC/John Petricola, received and filed.

Planner, Austin Watkins, addressed the Board to present the request, advising the current proposal indicates a mixed-use development that includes office, retail, hotel and multi-family uses. The requested PUD will allow for 250,000 square feet of OP and Target Industry uses and a 170-unit hotel. An additional 65,000 square feet of OP, C-1 and Target Industry uses will be provided on the outparcels. The applicant is requesting a maximum allowable building height of 110 feet for the entire property. He further advised the P&Z Commission unanimously recommended approval and staff also recommends approval.

Charley Madden, representing the landowner (Rockefeller), addressed the Board to advise they agree with the staff's recommendation and will answer any questions.

Attorney Steve Coover, representing the owner of the Westin project, addressed the Board to strongly speak in support of the rezoning, stating they have been working with the Rockefeller group to identify a site on the property in order to build an Embassy Hotel.

Matthew West, representing the Savannah Meridian Acquisition Group, addressed the Board to state they are in full support of the

project and believe it is an appropriate use that will only benefit the International Parkway area. He added that his client is in favor of increasing the height of the rooftops for the retail and office.

No one else spoke in support or in opposition.

Speaker Request Forms were received and filed.

District Commissioner Carey recommended approval, stating this is an excellent example of groups coming together. She welcomed the Rockefeller group in doing their first project in Central Florida.

Motion by Commissioner Dallari, seconded by Commissioner McLean to adopt Ordinance #2008-20, as shown on page _____, granting rezoning from A-1 (Agriculture) to PUD (Planned Unit Development) for 28.31 acres located at the northeast corner of the intersection of International Parkway and Wilson Road, as described in the proof of publication, RG Lake Mary, LLC/John Petricola; and approve the Preliminary Master Plan and Development Order, as shown on page _____, based on the staff findings.

Districts 1, 2, 3 and 5 voted AYE.

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07- _____:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____
 Name: _____	 Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: _____	Name of Corporation: _____
Officers: _____	Officers: _____
Address: _____	Address: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
Shareholders: _____	Shareholders: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____	Beneficiaries: _____
Trustees: _____	Address: _____
Address: _____	_____

(Use additional sheets for more space.)

SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: RG Lake Mary LLC Name of Partnership: _____
Principal: John Petricola Principal: _____
Address: 1221 Avenue of the Americas Address: _____
New York, NY 10020 (Use additional sheets for more space.)

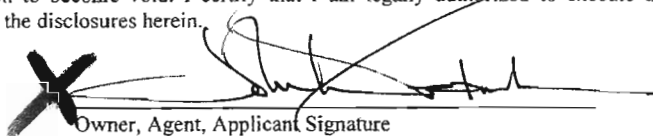
5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: _____ Contract Vendee: _____
Name: _____ Name: _____
Address: _____ Address: _____
(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

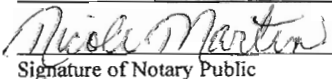
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

01-19-09
Date


Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me this 19th day of January, 2009 by John
Petricola


Signature of Notary Public

Nicole Martin
Print, Type or Stamp Name of Notary Public

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____



For Use by Planning & Development Staff

Date: _____ Application Number: _____